

City Council
Atlanta, Georgia

06-0-1805

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-86
Date Filed: 7-11-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1246 Allene Avenue, S.W.** be changed from I-2 (Heavy Industrial) District to the MR-4A (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 105, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Legal Description

A parcel of land, lying and being in the City of Atlanta, in Land Lot 105 of the 14th District of Fulton County, Georgia, more Particularly described as follows:

BEGINNING at a point in the east line of Allene Avenue, which point is located two hundred twenty-eight and six-tenths (228.6) feet north of the northeast corner of Allene Avenue and Erin Street, which point is marked by an iron pin; thence north along the east side of Allene Avenue three hundred and two-tenths (300.2) feet to a concrete monument; thence slightly northwesterly following the eastern line of Allene Avenue one hundred ninety-nine and eight-tenths (199.8) feet to an iron pipe located in the east line of Allene Avenue, at a point one hundred eight and eighty-five hundredths (108.85) feet southwesterly from the center line of the Atlanta and West Point Railroad Company's eastbound freight main tract; thence southeasterly three hundred eleven and five-tenths (311.5) feet to the intersection of the line which would be the projection of the north side of Helena Street if said street was extended easterly across Allene Avenue, said point being one hundred eight and thirty-five hundredths (108.35) feet southwesterly from the center line of eastbound freight main tract of the Atlanta and West Point Railroad; thence easterly along a line which would be the projection of the north side of Helena Street one hundred forty-six and three-tenths (146.3) feet to a point in the southwest right-of-way line of the Atlanta and West Point Railroad, which point is located fifty (50) feet southwesterly from the center line of the eastbound freight main line one thousand one hundred and sixteen (1116) feet, more or less, to a point on the west side of Stewart Avenue fifty-four and three-tenths (54.3) feet to another concrete monument; thence westerly following a line of concrete monuments fourteen hundred seventy-two (1472) feet, more or less, to point beginning, all as shown on plat of survey made by Atlanta and West Point Railroad dated October 16, 1946, being Survey #222/39 according to the original tracing on file in the Office of the Chief Engineer of the Atlanta and West Point Railroad in Atlanta, Georgia.



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